



KUMMER KAEMPFER BONNER
RENSHAW & FERRARIO

ATTORNEYS AT LAW

LAS VEGAS OFFICE

ANTHONY J. CELESTE
aceleste@kkbrf.com
702.693.4215

LAS VEGAS OFFICE
3800 Howard Hughes Parkway
Seventh Floor
Las Vegas, NV 89169
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
5585 Kietzke Lane
Reno, NV 89511
Tel: 775.852.3900
Fax: 775.852.3982

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

August 26, 2008

VIA HAND DELIVERY

City of Las Vegas
PLANNING & DEVELOPMENT DEPARTMENT
731 So. Fourth Street
Las Vegas, NV 89101

*Re: Justification Letter – Rancho Park Residential, LLC
Site Development Review, Zone Change & Variance
APN: 139-18-410-012*

To Whom It May Concern:

Please be advised this office represents Rancho Park Residential, LLC (the “Applicant”), in the above referenced matter. The Applicant is requesting to amend an approved site development plan and conforming zone change for property generally located on the northwest corner of Rancho Drive and Smoke Rancho Road, more particularly know as assessor’s parcel number 139-18-410-012 (the “Site”). The Site is approximately 33.7 acres and under resolution of intent for RPD 16 zoning.

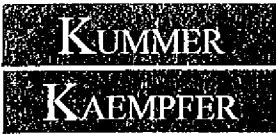
On or about June 6, 2007, the Las Vegas City Council approved SDR-20523 and ZON-20512 for the original site plan consisting of a multi-family development on the Site. Subsequently, on or about May 21, 2008, the Las Vegas City Council granted a first extension of time for both the site development plan and the zone change via EOT-27589 and EOT-27588, respectively.

The Applicant is requesting to amend the approved site development plan to include a townhome product. The site plan layout has changed slightly from the original approval because of the new townhome product. Access to the Site will be from Rancho Drive with a spine road through the Site providing additional access to the Site from Decatur Boulevard. The Site will consist of a mixture of townhomes and apartments. The total number of units will be 654 with a blended density of less than twenty (20) units/acre across the Site. The Site will have 350 condo units and 304 apartment units. The Site is master planned to allow densities up to twenty-five (25) units/acre.

The buildings will be a mixture of two (2) and three (3) stories with heights ranging between twenty-seven feet (27’) and thirty-four feet (34’). Two (2) story buildings will align along the primary entry way to help soften the entrance.

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In addition to the site development review and conforming zone change, the Applicant is seeking a slight reduction in parking. The code requires 1231 parking spaces and the Site is providing 1185 parking spaces; only about a 3.74% reduction in parking. The slight reduction in parking is appropriate for the Site based on the urban setting and public transit near the Site. Numerous bus lines provide for easy transportation along the major rights-of-way of Decatur Boulevard, Rancho, and Smoke Ranch.

The Applicant is also requesting a reduction in open space. However, amenities provided within the Site include, but not limited to: a clubhouse, a recreation building, pools with spas, open space, and a network of pedestrian friendly walkways. The Site also meets all setback and landscaping requirements.

Thank you in advance for your time and consideration regarding this application. Please feel free to contact me should you have any questions or concerns.

Sincerely,

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO

A handwritten signature in black ink, appearing to read 'Anthony J. Celeste', written over a horizontal line.

Anthony J. Celeste

AJC/dmf

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